

* But those officers whose duty it is, thus carefully to examine and consider the nature of the proposed grant, before **304** they pass it, cannot be presumed to know any thing more of it than what appears upon its face, or than what is represented to them by the applicant; and yet there may be a variety of circumstances, not so apparent, or disclosed, which, if made known, would clearly demonstrate the great impropriety and injustice of passing it. Hence, in all such cases, where the interests of a third person are likely to be materially affected by the granting of a patent, its emanation may be opposed by such third person; for, when the immediate possession of land is granted to two several persons, it begets suits and troubles, which the common law will not suffer in the king's grants under the great seal. *The Case of Alton Woods*, 1 Co. 50. And therefore, to prevent such mischief, it is said, that there are three several stages at which the making out of a patent may be opposed; first, when it is under the consideration of the king; secondly, when it comes to the privy seal; and thirdly, by a caveat when it comes to the great seal. 1 *Mad. Chan.* 18; 1 *Chal. Opin. Em. Law*, 55. This last appears to be the most formal and usual course.

In putting the great seal to a patent the Chancellor acts in his legal capacity; and therefore, in hearing and deciding upon any controversy which may arise, as to the propriety of passing a patent, he sits as a Court of common law. 3 *Blac. Com.* 49. And so long as an application thus stands before the Chancellor for the great seal, he may indulge the parties with further time upon such terms as he may deem equitable and proper; but after the great seal has been once put to the patent, then all further control over it by the Chancellor in a summary way on a caveat ceases. *Ex parte Beck*, 1 *Bro. C. C.* 578; *Ex parte Koops*, 6 *Ves.* 599.

A caveat in Chancery is a petition or suggestion entered by the party, who supposes himself likely to be injured by the granting of a patent, respectfully cautioning the Chancellor not to put the great seal to the instrument until the applicant has been called upon to make out a proper case for his patent; and also to shew cause, if any he has, why the objections thus made to its being granted should not be allowed. Upon which a day is appointed for the hearing, of which the applicant is notified; and in the interval the parties are allowed, if required, to take testimony in relation to any controverted facts. And at the hearing, the applicant for the patent, considered as a plaintiff, or as holding the affirmative of the * matter thus put in issue, is allowed to open and conclude the argument. After which the Chan- **305** cellor may overrule, or allow the objections; from which there is no appeal: but no costs are given if the caveat be not unreasonable. *Ex parte Fox*, 1 *Ves. & Bea.* 67. If the objections are overruled the caveat is discharged, and the great seal is at once put to